

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address WEILAND, GOLDEN, SMILEY, WANG EKVALL & STROK, LLP Lei Lei Wang Ekvall, State Bar No. 163047 lekvall @wglp.com Kyra E. Andrassy, State Bar No. 207959 Email: kandrassy@wglp.com 650 Town Center Drive, Suite 950 Costa Mesa, California 92626 Telephone: (714) 966-1000 Facsimile: (714) 966-1002 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Heide Kurtz, Chapter 7 Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: RANDY M. ALEJO, Debtor(s).	CASE NO.: 2:12-bk-28964-BR CHAPTER: 7 AMENDED NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 06/26/2013	Time: 10:00 am
Location: Real property located at 2854 JAMES M. WOOD BLVD., LOS ANGELES, CA	

Type of Sale: ☐ Public ☒ Private **Last date to file objections:** 06/12/2013

Description of property to be sold: Real property located at 2854 JAMES M. WOOD BLVD., LOS ANGELES, CA

Terms and conditions of sale: Sale is as-is, where-is, without representations and warranties, except as set forth in the Motion. See attached Notice of Motion for additional terms.

Proposed sale price: \$ 363,500.00

Overbid procedure (if any): See Notice of Motion attached hereto for overbid procedure

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Hearing Date and Time: June 26, 2013, at 10:00 a.m.

Courtroom 1668

United States Bankruptcy Court

255 E. Temple Street

Los Angeles, California

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Kyra E. Andrassy

WEILAND, GOLDEN, SMILEY, WANG EKVALL & STROK, LLP

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Date: 06/04/2013

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Attorneys for Chapter 7 Trustee
Heide Kurtz

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
LOS ANGELES DIVISION**

In re
RANDY M. ALEJO,

Debtor.

Case No. 2:12-bk-28964-BR

Chapter 7

**NOTICE OF HEARING ON AMENDED
MOTION FOR ORDER APPROVING:**

- (1) OVERBID PROCEDURE FOR SALE
OF REAL PROPERTY; AND**
- (2) SALE OF REAL PROPERTY (2854
JAMES M. WOOD BOULEVARD, LOS
ANGELES, CALIFORNIA)
PURSUANT TO 11 U.S.C. § 363(b)
AND (f)**

Hearing Information:

DATE: June 26, 2013

TIME: 10:00 a.m.

CTRM: 1668

1 **TO ALL CREDITORS AND PARTIES IN INTEREST:**

2 **PLEASE TAKE NOTICE** that on **June 26, 2013, at 10:00 a.m.** in Courtroom 1668
3 of the Edward Roybal Federal Building located at 255 E. Temple Street, Los Angeles,
4 California, the Court is scheduled to hold a hearing on the amended motion (the "Motion")
5 of Heide Kurtz, the chapter 7 trustee (the "Trustee") of the bankruptcy estate of Randy M.
Alejo, for an order approving the overbid procedure for the sale of real property and the
sale of real property (2854 James M. Wood Blvd., Los Angeles, California) pursuant to 11
U.S.C. § 363(b) and (f). A summary of the relief sought in the Motion is as follows:

6 **General Background**

7 Randy M. Alejo (the "Debtor") filed a voluntary petition under chapter 11 of the
8 Bankruptcy Code on May 30, 2012. The case was converted to one under chapter 7 on
August 9, 2012, and the Trustee was appointed.

9 **The Real Property**

10 When the Debtor filed her chapter 11 bankruptcy petition, she owned interests in a
11 number of real properties, including properties on James M. Wood Boulevard in Los
12 Angeles, California. The schedules omitted the property located at 2854 James M. Wood
13 Blvd. (the "Property"), however, which is an unimproved lot between two buildings. The
14 Debtor and her husband acquired the Property in 1988, although title is presently held by
the Alejo Family Trust dated March 7, 2001 (the "Alejo Family Trust"), a revocable trust.¹
On or about August 7, 2012, Banco Popular obtained relief from the automatic stay to
foreclose against a number of properties owned by the Debtor, selling property located
adjacent to the Property to SP-Grand Resources, LLC, or an affiliate.

15 Until receiving an offer from SP-Grand Resources, LLC, the Trustee was unaware
16 of the existence of the Property because it was not disclosed on the Debtor's schedules.
17 SP Grand Resources submitted an all-cash offer to the Trustee to purchase the Property
for \$363,500.00. The Trustee has consulted a real estate professional who has confirmed
that based on comparables, the offer is for the fair market value of the Property.

18 SP-Grand Resources has designated 2854 James M. Wood, LLC, a California
19 limited liability company, as the entity to take title to the Property if the Court approves the
20 sale as proposed in the Motion. The address for 2854 James M. Wood, LLC, is 3250
Wilshire Boulevard, Suite 1805, Los Angeles, California 90010.

21 The legal description of the Property is "Lot 39 of the Finley Tract, located in the
22 city and county of Los Angeles, State of California, as shown on a map recorded in Book
3, Page 65, of Maps in the Office of the County Recorder for said county." The assessor's
parcel number is 5077-029-027.

23 **Proposed Terms of the Sale**

24 Subsequent to receiving the letter of intent, the Trustee and counsel for SP-Grand
25 Resources negotiated the terms of an asset purchase agreement (the "Agreement"). A
summary of the salient portions of the Agreement are as follows:

26
27 ¹ Under the trust agreement, the Debtor and her husband each have the unrestricted power to withdraw
28 a portion or all of the trust estate.

(1) Identity of Buyer. 2854 James M. Wood, LLC, a California limited liability company, is the purchaser (the "Buyer").

(2) Purchase Price and Deposit. The purchase price is \$363,500.00. Upon execution of the Agreement, the Buyer will tender a deposit of \$36,350.00 to the Trustee. The balance will be tendered into escrow at closing and the escrow holder will then release the funds to the Trustee.

(3) Sale Is Subject to Tax Claims. The sale of the Property is subject to the claims of the Los Angeles County Treasurer-Tax Collector for property taxes, but is free and clear of the judgment liens against the Property described below.

(4) No Contingencies. The Buyer has completed all due diligence and waives all contingencies other than obtaining Court approval pursuant to a final order, issuance of a title policy at closing, and performance by the Trustee under the Agreement.

(5) No Brokerage Commission. The transaction between the Buyer and the Trustee is a private sale not accomplished through utilization of any real estate brokers, so there will be no real estate commission, finder's fee, or other compensation payable under the Agreement.

(6) Buyer Responsible for Costs. The Buyer will be responsible for payment of all costs incurred in connection with the sale, including escrow fees and costs, title insurance premiums, documentary transfer taxes, recording fees, document preparation fees, and messenger fees. On or before the closing, the Buyer will deposit into escrow an amount sufficient to cover these costs.

(7) Closing. The closing will occur the first business day following the fifteen day anniversary of the Court Approval Condition, which will occur fifteen days after entry of the order approving the Motion if either the order is not appealed or if it contains a finding that the Buyer is a good faith purchaser under 11 U.S.C. § 363(m) and the order is not stayed pending the appeal.

(8) Subject to Overbids. The sale is subject to overbids and the Trustee has discretion in establishing bidding procedures. The overbid procedure proposed by the Trustee is set forth below.

Secured Claims

According to a preliminary title report, the Property is subject to the following taxes and/or liens:

Claimant/Lienholder	Date Recorded, if applicable	Amount of Claim or Lien
Los Angeles County Tax Assessor for defaulted property taxes 2012-2013		\$4,331.67
Los Angeles County Tax Assessor for defaulted property taxes 2011-2012		\$2,427.49
Val-Pro, Inc., dba Valley Fruit & Produce Company	October 29, 2012, as document number 20121637577	\$982,365.58
American Produce, LLC	October 29, 2012, as document number 20121637595	\$231,970.24

Claimant/Lienholder	Date Recorded, if applicable	Amount of Claim or Lien
Southern Wine & Spirits, Inc.	April 8, 2013	\$14,491.87

The Trustee has obtained the consent of Val-Pro, Inc., and American Produce, Inc. (the "Produce Judgment Creditors"), to the sale, subject to the Trustee's agreement to share 50% of the net proceeds remaining after payment of (1) any allowed and valid liens other than those of the Produce Judgment Creditors, and (2) attorney's fees and costs incurred by the Trustee related to the sale of the Property from the gross proceeds. The Produce Judgment Creditors will determine how their share of the proceeds are divided between them and are represented by the same counsel. This Motion does not affect or otherwise determine the enforceability of the abstracts of judgment recorded by the Produce Judgment Creditors as document numbers 20121637577 and 20121637595 as to any property other than the Property, and the consent of the Produce Judgment Creditors to the sale of the Property as set forth in the Motion is not to be construed as a waiver of their right to enforce their judgments as permitted by applicable law. Similarly, the Trustee's agreement to share the Net Proceeds with the Produce Judgment Creditors is not to be construed as a waiver of any claims belonging to the estate regarding the enforceability of their abstracts of judgment against property of the estate other than the Property. The Trustee proposes to sell the Property free and clear of the lien of Southern Wine & Spirits because it is disputed, having been recorded postpetition in violation of the automatic stay so that it is void.

Proposed Overbid Procedure

The Trustee proposes the following procedure to allow for overbids to ensure that the estate's interest in the Property is sold for the best possible price:

1. Qualifying bidders ("Qualifying Bidder") shall:

(a) Make an opening bid that is at least \$10,000.00 greater than the Purchase Price. The overbidder shall be solely responsible for all costs of sale and any real estate commission that may be due to any agent or broker representing the Buyer.

(b) Set forth in writing the terms and conditions of the offer that are at least as favorable to the Trustee as those set forth in the Agreement;

(c) Be financially qualified, in the Trustee's exercise of her sound business judgment, to timely close the sale;

(d) Submit a cash deposit of \$46,350.00 (the "Overbid Deposit") payable to the Trustee or the Escrow Holder identified by the Trustee in the form of a cashier's check, which Overbid Deposit shall be non-refundable if the bid is deemed to be the Successful Bid, as defined in paragraph 4 below. The Overbid Deposit, written offer, and evidence of financial qualification must be delivered to the Trustee so as to be received no later than June 24, 2013, at 10:00 a.m. Pacific Daylight Time.

2. At the hearing on the Motion, only the Buyer and any party who is deemed by the Trustee to be a Qualifying Bidder shall be entitled to bid.

3. Other than the opening bid specified in paragraph 1(a) above, any incremental bid in the bidding process shall be at least five thousand dollars (\$5,000.00) higher than the prior bid.

4. At the hearing on the Motion and upon conclusion of the bidding process, the Trustee shall decide in the exercise of her business judgment which of the bids is the

1 best bid, and such bid shall be deemed to be the "Successful Bid." The bidder who is
2 accepted by the Trustee as the successful bidder (the "Successful Bidder") must pay all
3 amounts reflected in the Successful Bid in cash at the closing of the sale and be prepared
4 to close in the same time frame as the Buyer. At the hearing on the Motion, and upon
5 conclusion of the bidding process, the Trustee may also acknowledge a back-up bidder
6 (the "Back-Up Bidder") which shall be the bidder with the next best bid. Should the
7 Successful Bidder fail to close escrow on the sale of the Property, the Trustee may sell
8 the Property to the Back-Up Bidder without further Court order.

5. The Successful Bidder shall also be deemed to have agreed to buy the
Property as is, where is, without any representations or warranties, express or implied.

6. Overbids shall be all cash and no credit shall be given to the purchaser or
overbidder(s).

The Trustee is unaware of any negative tax implications to the Debtor's bankruptcy
estate from the sale of the Property.

FOR FURTHER INFORMATION, please see the *Amended Motion for Order
Approving: (1) Overbid Procedure for Sale of Real Property; and (2) Sale of Real
Property (2854 James M. Wood Boulevard, Los Angeles, California) Pursuant to 11
U.S.C. § 363(b) and (f); Memorandum of Points and Authorities; Declarations of Lei Lei
Wang Ekvall and Heide Kurtz in Support Thereof*, which is on file with the Court or
available by contacting counsel for the Trustee.

PLEASE TAKE FURTHER NOTICE that any opposition to the Motion must be
filed with the Court and served on counsel for the Trustee and on the Office of the
United States Trustee no later than fourteen (14) days prior to the hearing on the
Motion. Failure to timely oppose the Motion may be deemed by the Court to be
consent to the granting of the relief sought in the Motion.

Respectfully submitted,

Dated: June 5, 2013

WEILAND, GOLDEN,
SMILEY, WANG EKVALL & STROK, LLP

By: /s/ Lei Lei Wang Ekvall
LEI LEI WANG EKVALL
Attorneys for Heide Kurtz,
Chapter 7 Trustee

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Tel 714-966-1000 Fax 714-966-1002

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

650 Town Center Drive, Suite 950, Costa Mesa, CA 92626

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF HEARING ON AMENDED MOTION FOR ORDER APPROVING: (1) OVERBID PROCEDURE FOR SALE OF REAL PROPERTY; AND (2) SALE OF REAL PROPERTY (2854 JAMES M. WOOD BOULEVARD, LOS ANGELES, CALIFORNIA) PURSUANT TO 11 U.S.C. § 363(B) AND (f)** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **June 5, 2013**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On **June 5, 2013** (*date*), I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) **June 5 2013**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

The Honorable Barry Russell, U.S. Bankruptcy Courtroom 1668, 255 E. Temple Street, Los Angeles, CA 90012

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

6/5/13

Date

Margaret Sciesinski

Printed Name

/s/ Margaret Sciesinski

Signature

TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

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United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

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CHAPTER 7 TRUSTEE

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DBA LIBORIO MARKETS
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ALEJO COLORADO
PROPERTIES LLC
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ALEJO FAMILY TRUST
171 S HUDSON AVE
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ALEJO FLORIDA PROPERTIES
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ALEJO MARKETS INC
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INTERNAL REVENUE SERVICE P O BOX 7346 PHILADELPHIA PA 19101-7346	INTERNAL REVENUE SERVICE PO BOX 21126 PHILADELPHIA PA 19114	JOHN ALEJO 171 S HUDSON AVE PASADENA CA 91101
JOSE GUEVARA 2848 JAMES M WOOD 105 LOS ANGELES CA 90005	KOHL'S/CAPONE PO BOX 3115 MILWAUKEE WI 53201	LA DEPT OF WATER & POWER PO BOX 30808 LOS ANGELES CA 90030-0808
LA WASTE RECYLING 1413 1/2 KENNETH RD 7 GLENDALE CA 91201	LIBORIO HOLDING CO 171 S HUDSON AVE PASADENA CA 91101	LIBORIO MARKETS INC 171 S HUDSON AVE PASADENA CA 91101
LOS ANGELES COUNTY TREASURER AND TAX COLLECTOR PO BOX 54110 LOS ANGELES CA 90054-0110	LOS ANGELES DIVISION 255 EAST TEMPLE STREET LOS ANGELES CA 90012	MAYWOOD MEDICAL 6059 ATLANTIC BLVD MAYWOOD CA 90270
MR GEORGE PEREZ BANCO POPULAR NORTH AMERICA 888 DISNEYLAND DR 5TH FLOOR ANAHEIM CA 92802	NATIONAL COMMERCIAL RECOVERY INC C/O GLENN A BESNYL ESQ 750 N DIAMOND BAR BLVD STE 104 DIAMOND BAR CA 91765	NAT'L COMMERCIL RECOVERY INC DBA BLAIR SMITH AND ASSOC GLENN A BESNYL ESQ 750 N DIAMOND BAR BLVD STE 104 DIAMOND BAR CA 91765
NORDSTROM FSB ATTENTION BANKRUPTCY DEPT PO BOX 6566 ENGLEWOOD CO 80155	OLSON'S ROOTER SERVICE 2609 WEST WYOMING AVE STE C BURBANK CA 91505	PEITZMAN WEG LLP HOWARD J WEG ESQ 2029 CENTURY PARK EAST #3100 LOS ANGELES CA 90067
PROPERTY MANAGEMENT SERVICES 260 PATRICIAN WAY PASADENA CA 91105	RAFAEL OLIVA 2625 POPLAR ST SANTA ANA CA 92704	RANDY ALEJO MEDINA 171 S HUDSON AVE PASADENA CA 91101
SECURITIES EXCHANGE COMMISSION 5670 WILSHIRE BLVD 11TH FL LOS ANGELES CA 90036	STATE BOARD OF EQUALIZATION PO BOX 942879 SACRAMENTO CA 94279-0001	THE GAS COMPANY PO BOX C MONTEREY PARK CA 91756-5111
TIM P DUBY 260 PATRICIAN WAY PASADENA CA 91105	TRIPLE A GROCERS INC 171 S HUDSON AVE PASADENA CA 91101	TRIPLE A LLC 171 S HUDSON AVE PASADENA CA 91101
VALLEY LAWN SERVICE PO BOX 2234 CANOGA PARK CA 91306	Val-Pro Inc dba Valley Fruit & Produce Co c/o R Jason Read Rynn & Janowsky LLP 4100 Newport Place Dr Ste 700 Newport Beach CA 92660	WESTERN EXTERMINATOR 3333 W TEMPLE ST LOS ANGELES CA 90026
WORLDWIDE HEATING & AIR PO BOX 78265 CORONA CA 92877		